



## CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Conduct Public Hearing to consider the Planning Commission's recommendation of approval to the City Council for the annexation and rezoning of parcels 049-040-05, 27, & 28, 049-080-06, 28, 16-19 from San Joaquin County AU-20 to M-1; the rezoning of parcel 049-080-74 from San Joaquin County I-G to M-1; the rezoning of parcel 049-080-05 from San Joaquin County AU-20 to M-2; the rezoning of parcels 049-080-33, 77, & 78 from San Joaquin County I-G to M-2; the rezoning of parcels 049-080-32 & 049-020-09 from San Joaquin County I-G to FP; and the recommendation that the City Council certify Negative Declaration ND-00-01 as adequate environmental documentation for the project.

**MEETING DATE:** May 3, 2000

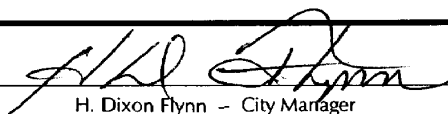
**PREPARED BY:** Konradt Bartlam, Community Development Director

**RECOMMENDED ACTION:** Approve the Planning Commission's recommendation for the rezoning of parcels 049-040-05, 27, & 28, 049-080-06, 28, 16-19 from San Joaquin County AU-20 to M-1; the rezoning of parcel 049-080-74 from San Joaquin County I-G to M-1; the rezoning of parcel 049-080-05 from San Joaquin County AU-20 to M-2; the rezoning of parcels 049-080-33, 77, & 78 from San Joaquin County I-G to M-2; the rezoning of parcels 049-080-32 & 049-020-09 from San Joaquin County I-G to FP; and the recommendation to certify Negative Declaration ND-00-01 as adequate environmental documentation for the project.

**BACKGROUND INFORMATION:** The proposed area of annexation includes sixteen individual parcels totaling 127.43 acres. The properties are at the northeast corner of Lodi bounded by the existing City boundary on the south and west, the Mokelumne River on the north, and the Central California Traction railroad right-of-way on the east. Each parcel or portions thereof will be assigned City zoning designations of M-2, Heavy Industrial, M-1, Light Industrial or FP, Floodplain to take the place of their existing County zoning designations of I-G, General Industrial or AU-20, Agriculture Urban Reserve. The proposed City zoning designations are consistent with the existing HI & LI, Heavy and Light Industrial General Plan land use designations, which is why there was no request for a General Plan Amendment.

This annexation and rezoning was prompted by Robert Mondavi, Inc. who has plans to purchase parcels 049-040-05, 27, 28, & 049-089-06, for the development of a warehouse, distribution, bottling and labeling facility for their winery business (see Vicinity Map). There are no plans for development of the remaining parcels, however; the property owners have requested to be included in the annexation. The remaining parcels of the annexation will be available for development in compliance with the provisions of their assigned zoning designation as established and regulated by the City of Lodi.

APPROVED: \_\_\_\_\_

  
H. Dixon Flynn - City Manager

The land in the annexation area has been farmed in the county for many years. When the General Plan was adopted in 1991, several blocks of land in the industrial corridor east of Highway 99 within the sphere of the General Plan, including the subject properties, were designated LI & HI, Light Industrial & Heavy Industrial. From Staff visits to the site, it appears that a majority of the land that was once farmed has since been cleared in preparation for urbanization.

The existing land uses are as follows: Parcels 049-020-09 and 049-080-32 contain a combined total of 15.29 acres and are currently used as settling ponds for the winery located on a portion of 049-080-33. Parcel 049-080-33 contains 19.56 acres and is developed with a 300,000 square-foot warehouse building and a few smaller buildings totalling approximately 64,000 square-feet. Parcel 049-080-78 contains 6.28 acres and is approximately one-third vacant on the north end and the remainder is two-thirds vineyard. Parcels 049-080-05, 74, & 77 contain a combined total of 21.87 acres and are all unimproved dirt lots. Parcels 049-080-16 thru 19 are all 5 acres in size, relatively unimproved dirt lots, with a single family residence on 16, 18 & 19. Parcel 049-080-06 contains 15 acres, fronts on Guild Avenue on the west property line and Lime Street on the north property line, has a single family residence and a few delapidated barns, and approximately 3 acres of cherry orchard fronting Lime Street. The remainder of the parcel is unimproved. Parcel 049-080-28 contains 5 acres of cherry orchard, and fronts Lime Street on its north property line and the CCT right-of-way on its east property line. Parcel 049-040-27 contains 0.77 acres and has a single family residence. Parcel 049-040-28 contains 8.89 acres and is an unimproved dirt lot. Parcel 049-040-05 contains 15 acres with a 4 acre orchard fronting Guild Avenue. The remainder of the property is unimproved.

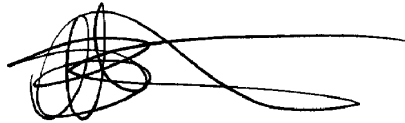
The three different City zoning designations involved in this prezone request include M-2, Heavy Industrial, M-1, Light Industrial and FP, Floodplain. Of the three, FP zoning is the only one that we believe needs explanation. As stated in the subject line of this memo, parcels 049-020-09 and 049-080-32 are required by Lodi Municipal Code §17.51.050 to be prezoned FP, Floodplain. The floodplain boundary is established by following the contour of the base flood elevations as surveyed by the Federal Emergency Management Agency (FEMA). FEMA Map 060299-0165B, revised July 4, 1988, illustrates the two properties in Zone A14, which is a flood hazard area. Approval of the prezone of the two properties to FP is consistent with the City's Zoning Ordinance and will continue the City's commitment to the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP).

Staff finds that the proposed annexation is a logical extension of the City's boundary. The proposed Mondavi Warehouse requires City services which would be difficult and possibly unfeasible in the County. Given the close proximity of the proposed Mondavi warehouse to the existing City limits, staff finds that the City would be irresponsible to allow its development in the County under County development standards. Although the remaining properties have no plans for development at this time, the properties form a grouping that is contiguous to the existing City boundaries. The City has anticipated annexing this land from the County as evidenced by the existing General Plan designations of LI and HI, Heavy and Light Industrial. Furthermore, the City has planned and is prepared to provide services to this area. Since continued development of our industrial corridor on the east side of Highway 99 should be furthered by

taking the subject properties into the City at this time, we favor the proposed Annexation and Rezoning.

The Planning Commission held a public hearing on this item on April 12, 2000 at a regularly scheduled meeting. Property owners within 300-feet of the area of annexation were notified of the Planning Commission's intent to recommend that the City Council annex and prezone the area. Approximately 10 to 12 people were in attendance; however, no one spoke for or against the proposal. After further discussion between Staff and the Planning Commission, the Commission unanimously recommended approval.

FUNDING: None required

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Konradt Bartlam  
Community Development Director

Prepared by: Mark Meissner, Associate Planner

MM

Attachments



## MEMORANDUM, City of Lodi, Community Development Department

**To:** Planning Commission

**From:** Community Development Department

**Date:** April 12, 2000

**Subject:** The request of Robert Mondavi Inc. for the Planning Commission's recommendation of approval to the City Council for the rezoning of parcels 049-040-05, 27, & 28, 049-080-06, 28, 16-19 from San Joaquin County AU-20 to M-1; the rezoning of parcel 049-080-74 from San Joaquin County I-G to M-1; the rezoning of parcel 049-080-05 from San Joaquin County AU-20 to M-2; the rezoning of parcels 049-080-33, 77, & 78 from San Joaquin County I-G to M-2; the rezoning of parcels 049-080-32 & 049-020-09 from San Joaquin County I-G to FP; and the recommendation that the City Council certify Negative Declaration ND-00-01 as adequate environmental documentation for the project.

---

### SUMMARY

The request of the applicant for rezoning of the subject parcels is the first step in the annexation process. The proposed area of annexation includes sixteen individual parcels totaling 127.43 acres. The properties are at the northeast corner of Lodi bounded by the existing City boundary on the south and west, the Mokelumne River on the north, and the Central California Traction railroad right-of-way on the east. Each parcel or portions thereof will be assigned City zoning designations of M-2, Heavy Industrial, M-1, Light Industrial or FP, Floodplain to take the place of their existing County zoning designations of I-G, General Industrial or AU-20, Agriculture Urban Reserve. The proposed City zoning designations are consistent with the existing HI & LI, Heavy and Light Industrial General Plan land use designations, which is why there is no request for a General Plan Amendment.

This annexation and rezoning was prompted by the applicant who has plans to purchase parcels 049-040-05, 27, 28, & 049-089-06, for the development of a warehouse, distribution, bottling and labeling facility for their winery business (see Vicinity Map). There are no plans for development of the remaining parcels, however; the property owners have requested to be included in the annexation. The remaining parcels of the annexation will be available for development in compliance with the provisions of their assigned zoning designation as established and regulated by the City of Lodi.

### BACKGROUND

The land in this area has been farmed in the county for many years. When the General Plan was adopted by the City Council in 1991, several blocks of land in the industrial corridor east of Highway 99 within the sphere of the General Plan, including the subject properties, were designated LI & HI, Light Industrial & Heavy Industrial. From our visits to the site, it appears that a majority of the land that was once farmed has since been cleared in preparation for urbanization.

The existing land uses are as follows: Parcels 049-020-09 and 049-080-32 contain a combined total of 15.29 acres and are currently used as settling ponds for the winery located on a portion of 049-080-33. Parcel 049-080-33 contains 19.56 acres and is developed with a 300,000 square-foot warehouse building and a few smaller buildings totalling approximately 64,000 square-feet. Parcel 049-080-78 contains 6.28 acres and is approximately one-third vacant on the north end and the remainder is two-thirds vineyard. Parcels 049-080-05, 74, & 77 contain a combined total of 21.87 acres and are all unimproved dirt lots. Parcels 049-080-16 thru 19 are all 5 acres in size, relatively unimproved dirt lots, with a single family residence on 16, 18 & 19. Parcel 049-080-06 contains 15 acres, fronts on Guild Avenue on the west property line and Lime Street on the north property line, has a single family residence and a few delapidated barns, and approximately 3 acres of orchard fronting Lime Street. The remainder of the parcel is unimproved. Parcel 049-080-28 contains 5 acres of cherry orchard, and fronts Lime Street on its north property line and the CCT right-of-way on its east property line. Parcel 049-040-27 contains 0.77 acres and has a single family residence. Parcel 049-040-28 contains 8.89 acres and is an unimproved dirt lot. Parcel 049-040-05 contains 15 acres with a 4 acre orchard fronting Guild Avenue. The remainder of the property is unimproved.

## ANALYSIS

The three different City zoning designations involved in this prezone request include M-2, Heavy Industrial, M-1, Light Industrial and FP, Floodplain. Of the three, FP zoning is the only one that we believe needs explanation. As stated in the subject line of this memo, parcels 049-020-09 and 049-080-32 are required by Lodi Municipal Code §17.51.050 to be prezoned FP, Floodplain. The floodplain boundary is established by following the contour of the base flood elevations as surveyed by the Federal Emergency Management Agency (FEMA). FEMA Map 060299-0165B, revised July 4, 1988, illustrates the two properties in Zone A14, which is a flood hazard area. As stated briefly above, the two properties are currently developed as settling ponds for the nearby wineries. Staff believes that these properties have been used for this purpose and not otherwise developed with structures because of their known flood hazard. Approval of the prezone of the two properties to FP is consistent with the City's Zoning Ordinance and will continue the City's commitment to the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP).

Staff finds that the proposed annexation is a logical extension of the City's boundary. The proposed Mondavi Warehouse requires City services, which would be difficult to obtain in the County. From a required service standpoint, its development in the County would not only be difficult but may also be unfeasible. Given the close proximity of the proposed Mondavi warehouse to the existing City limits, staff finds that the City would be irresponsible to allow its development in the County under County development standards.

Although the remaining properties have no plans for development at this time, the properties form a grouping that is contiguous to the existing City boundaries. The City has anticipated annexing this land from the County as evidenced by the existing General Plan designations of LI and HI, Heavy and Light Industrial. Furthermore, the City has planned and is prepared to provide services to this area.

Since continued development of our industrial corridor on the east side of Highway 99 should be furthered by taking the subject properties into the City at this time, we favor the proposed Annexation and Rezoning.

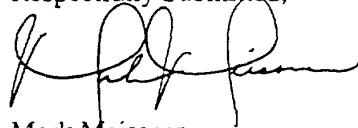
#### RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the City Council of the request of Robert Mondavi Inc. for the rezoning of parcels 049-040-05, 27, & 28, 049-080-06, 28, 16-19 from San Joaquin County AU-20 to M-1; the rezoning of parcel 049-080-74 from San Joaquin County I-G to M-1; the rezoning of parcel 049-080-05 from San Joaquin County AU-20 to M-2; the rezoning of parcels 049-080-33, 77, & 78 from San Joaquin County I-G to M-2; the rezoning of parcels 049-080-32 & 049-020-09 from San Joaquin County I-G to FP; and the recommendation that the City Council certify Negative Declaration ND-00-01 as adequate environmental documentation for the project..

#### ALTERNATIVE PLANNING COMMISSION ACTIONS

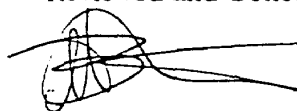
- Approve the Requests with Alternate Conditions
- Deny the Requests
- Continue the Requests

Respectfully Submitted,



Mark Meissner  
Associate Planner

Reviewed and Concur,



Konradt Bartlam  
Community Development Director

MGM

**CITY OF LODI**  
**PLANNING COMMISSION**  
**Staff Report**

---

**MEETING DATE:** April 12, 2000

**APPLICATION NO'S:** Annexation for Robert Mondavi Inc., Rezone No. Z-00-02.

**REQUEST:** The request of Robert Mondavi Inc. for the Planning Commission's recommendation of approval to the City Council for the rezoning of parcels 049-040-05, 27, & 28, 049-080-06, 28, 16-19 from San Joaquin County AU-20 to M-1; the rezoning of parcel 049-080-74 from San Joaquin County I-G to M-1; the rezoning of parcel 049-080-05 from San Joaquin County AU-20 to M-2; the rezoning of parcels 049-080-33, 77, & 78 from San Joaquin County I-G to M-2; the rezoning of parcels 049-080-32 & 049-020-09 from San Joaquin County I-G to FP; and the recommendation that the City Council certify Negative Declaration ND-00-01 as adequate environmental documentation for the project.

**LOCATION:** Lime St. Next to RR Tracks, 049-080-28; No Site Address, 049-080-74; No Site Address, 049-080-77; No Site Address, 049-080-78; 17429 North Guild Avenue, 049-080-16; 17446 North Guild Avenue, 049-040-05; 17536 North Guild Avenue, 049-040-28; 17555 North Guild Avenue, 049-080-17; 17568 North Guild Avenue, 049-040-27; 17611 North Guild Avenue, 049-080-18; 17626 North Guild Avenue, 049-080-06; 17649 North Guild Avenue, 049-080-19; 17822 North Guild Avenue, 049-080-05; 18050 North Guild Avenue, 049-080-33; 18151 North Guild Avenue, 049-020-09; 18180 North Guild Avenue, 049-020-32.

**APPLICANT:** Robert Mondavi Inc.  
841 Latour Court  
Napa, CA 94558

**OWNERS:**

049-080-28	John Zunino	4240 E. Acampo Road	Acampo, CA 95220-9501
049-020-09, 049-080-32, 33, 74, 77, & 78	Lodi Storage Associates	2950 Buskirk Avenue, Suite 330	Walnut Creek, CA 94596
049-080-16, 17	James Boyd	17429 N. Guild Avenue	Lodi, CA 95240
049-040-05	William Mason	911 W. Elm Street	Lodi, CA 95240
049-040-28 & 27	Vesta Mason	17568 N. Guild Avenue	Lodi, CA 95240
049-080-18	Chester Leroy Ferdun	650 Kite Hill Road	Orinda, CA 94583
049-080-06	Mason/Ferdun	36 Pembroke Ct.	Moraga, CA 94556-2619
049-080-19	Robert Moreland	17649 N. Guild Avenue	Lodi, CA 95240
049-080-05	Edward Atwood	36 Pembroke Ct.	Moraga, CA 94556-2619

**Site Characteristics:**

The subject properties sit within San Joaquin County and are located on the east and west sides of North Guild Avenue. The properties are relatively flat with no unusual or extraordinary topographic features. To the north of the project site is the Mokelumne River and settling ponds for the Eastside Winery. To the south is the existing City limits which runs along the north property lines of the light industrial zoned properties fronting Victor Road (State Hwy 12). To the west is the existing City limits which runs along the east property lines of the heavy industrial zoned properties in the City fronting North Cluff Avenue and East Turner Road. To the east beyond the Central California Traction Company railroad right-of-way is vineyard/agricultural land in the County.

Parcels 049-020-09 and 049-080-32 contain a combined total of 15.29 acres and are currently used as settling ponds for the winery located on a portion of 049-080-33. Parcel 049-080-33 contains 19.56 acres and is developed with a 300,000 square-foot warehouse building and a few smaller buildings totalling approximately 64,000 square-feet. Parcel 049-080-78 contains 6.28 acres and is approximately one-third vacant on the north end and the remainder is two-thirds vineyard. Parcels 049-080-05, 74, & 77 contain a combined total of 21.87 acres and are all unimproved dirt lots. Parcels 049-080-16 thru 19 are all 5 acres in size, relatively unimproved dirt lots, with a single family residence on 16, 18 & 19. Parcel 049-080-06 contains 15 acres, fronts on Guild Avenue on the west property line and Lime Street on the north property line, has a single family residence and a few delapidated barns, and approximately 3 acres of orchard fronting Lime Street. The remainder of the parcel is unimproved. Parcel 049-080-28 contains 5 acres of cherry orchard, and fronts Lime Street on its north property line and the CCT right-of-way on its east property line. Parcel 049-040-27 contains 0.77 acres and has a single family residence. Parcel 049-040-28 contains 8.89 acres and is an unimproved dirt lot. Parcel 049-040-05 contains 15 acres with a 4 acre orchard fronting Guild Avenue. The remainder of the property is unimproved.

**General Plan Designation:** HI, Heavy Industrial & LI, Light Industrial

**Zoning Designations:** I-G, General Industrial & AU-20, Agricultural Urban Reserve (San Joaquin County zoning designations)

**Property Size:** Sixteen parcels totaling of 127.43 acres.

**Adjacent Zoning and Land Use:**

**North:** AU-20, Agricultural Urban Reserve. To the north of the project site are the Mokelumne River and settling ponds of the Eastside Winery outside the City limits.

**South:** M-1, Light Industrial. Adjacent on the south side of the property is a mixture of mostly vacant land, a few residences, and limited industrial uses within the City limits.

- South:** M-1, Light Industrial. Adjacent on the south side of the property is a mixture of mostly vacant land, a few residences, and limited industrial uses within the City limits.
- East:** AG-40, General Agriculture. Adjacent on the east, across the Central California Traction railroad right-of-way, is vineyard property.
- West:** M-2, Heavy Industrial. Adjacent on the west are various heavy industrial uses in the City including an autobody shop, mini storage, enclosed and open storage yards, and the Central California Waste transfer station.

**Neighborhood Characteristics:**

This neighborhood is located in the extreme northeast corner of the City. The industrial areas on the east side of Highway 99 have seen a lot of building activity in the past couple of years and the area continues to develop. In the most immediate vicinity are open storage yards, small industrial warehouse uses, and the waste transfer station.

**ENVIRONMENTAL ASSESSMENTS:**

Negative Declaration ND-00-01 has been prepared in accordance with CEQA. This document adequately addresses possible adverse environmental effects of this project. No significant impacts are anticipated.

**PUBLIC HEARING NOTICE:**

Legal Notice for the Annexation and Prezone was published on April, 1 2000. A total of 33 notices were sent to all property owners of record within a 300-foot radius of the subject property.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend approval to the City Council for the request of Robert Mondavi Inc. to prezone parcels 049-040-05, 27, & 28, 049-080-06, 28, 16-19 from San Joaquin County AU-20 to M-1; to prezone parcel 049-080-74 from San Joaquin County I-G to M-1; to prezone parcel 049-080-05 from San Joaquin County AU-20 to M-2; to prezone parcels 049-080-33, 77, & 78 from San Joaquin County I-G to M-2; to prezone parcels 049-080-32 & 049-020-09 from San Joaquin County I-G to FP; and the recommendation that the City Council certify Negative Declaration ND-00-01 as adequate environmental documentation for the project. The recommendations shall be subject to the conditions listed in the attached resolution.

**ALTERNATIVE PLANNING COMMISSION ACTIONS:**

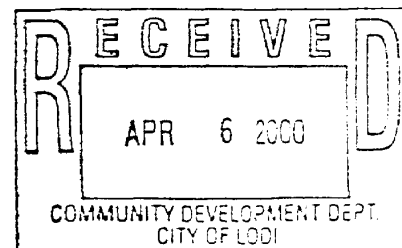
- Approve the Requests with Alternate Conditions
- Deny the Requests
- Continue the Requests

**ATTACHMENTS:**

1. Vicinity Map
2. Negative Declaration
3. Draft Resolution

650 Kite Hill Rd.  
Orinda, CA 94563  
925 254 7670

*Ferdun*



Tuesday, April 4, 2000

Rad Bartlam, Community Dev. Dir. City of Lodi  
P.O. Box 3006  
Lodi CA 95241-1910

Reference: 4/12/00 hearing on rezoning of parcels

This letter is in support of the Robert Mondavi Inc. request

As the owner of parcel 049-080-18 (17611 Guild Ave.) I am pleased that Robert Mondavi Inc. is interested in the development of Lodi. I am convinced that Lodi residents will be the beneficiary of anything that the Robert Mondavi organization chooses to do. The organization is internationally successfully acclaimed.

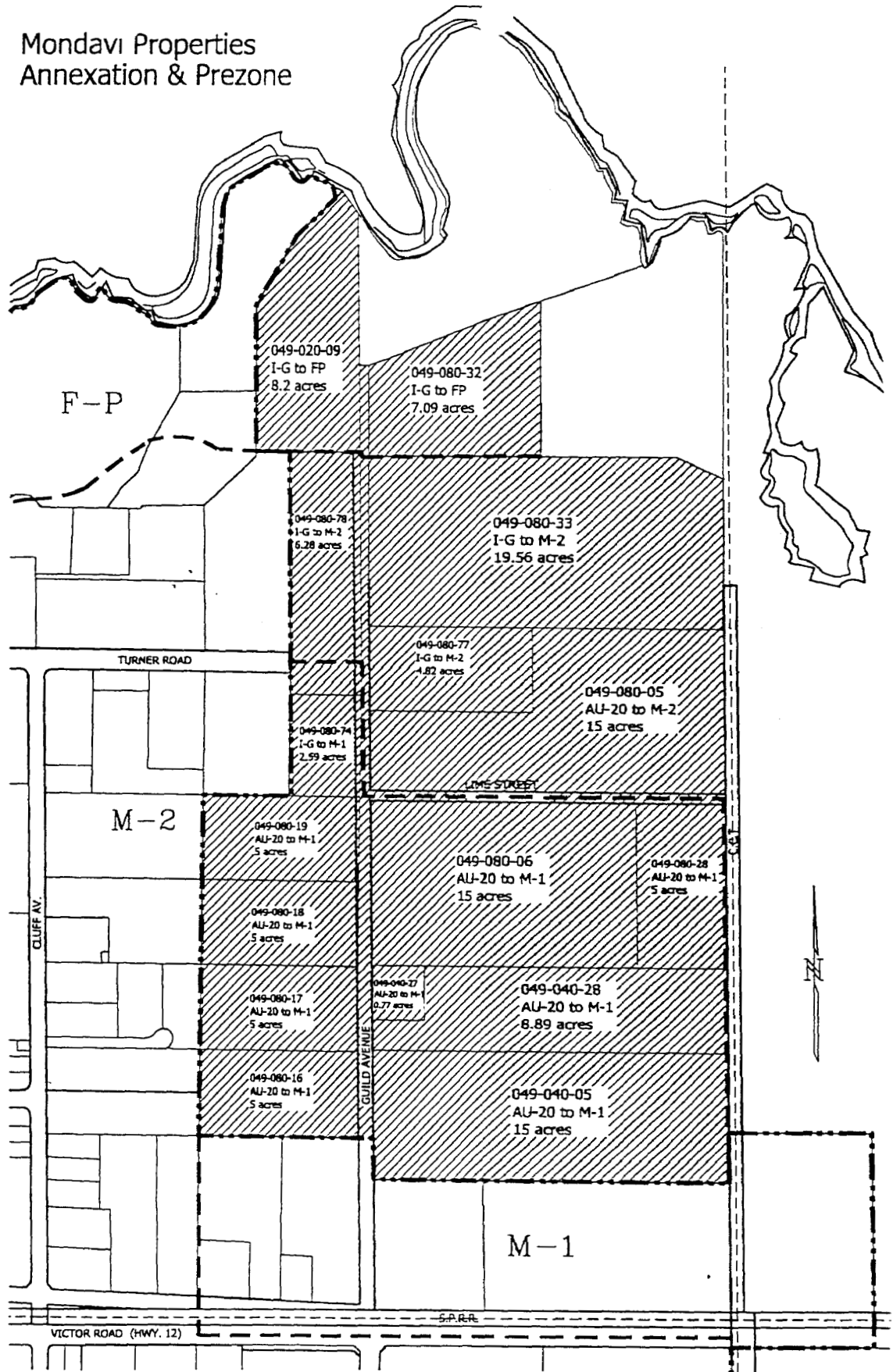
If Lodi has the good fortune to have this organization expand within the city the additional tax base and employment should easily offset any community inconvenience. This area is already changing to one of industry and commerce. To try and stop or slow it now would be a disservice to the community and an unfair restraint to current property owners.

As a past resident of Lodi, I am excited at the potential prospects for Lodi expansion in this area. If there had been more job opportunities when I lived there, I probably would still be a resident.

Sincerely,

Cheter L. Ferdun

# Mondavi Properties Annexation & Prezone



NEGATIVE DECLARATION NO. 00-01

FOR

North Guild Avenue Properties Annexation

APPLICANT: Robert Mondavi Properties, Inc.

PREPARED BY:

CITY OF LODI  
Community Development Department  
P.O. BOX 3006  
LODI, CA 95241

March, 2000

## TABLE OF CONTENTS

SECTION	PAGE
<i>PROJECT DESCRIPTION.....</i>	<i>2</i>
<i>ENVIRONMENTAL CHECKLIST FORM.....</i>	<i>3</i>
<i>SUMMARY OF POTENTIAL IMPACTS.....</i>	<i>9</i>
<i>DETERMINATION: .....</i>	<i>13</i>
<i>VICINITY MAP .....</i>	<i>14</i>

## CITY OF LODI

### North Guild Avenue Properties Annexation

#### PROJECT DESCRIPTION

**Robert Mondavi Properties, Inc. is proposing to annex and pre-zone 16 properties totaling 127.43 acres at the northeast corner of Lodi. The properties are located as follows:**

No.	Site Address	APN
1.	Lime St. Next to RR Tracks	049-080-28
2.	No Site Address	049-080-74
3.	No Site Address	049-080-77
4.	No Site Address	049-080-78
5.	17429 North Guild Avenue	049-080-16
6.	17446 North Guild Avenue	049-040-05
7.	17536 North Guild Avenue	049-040-28
8.	17555 North Guild Avenue	049-080-17
9.	17568 North Guild Avenue	049-040-27
10.	17611 North Guild Avenue	049-080-18
11.	17626 North Guild Avenue	049-080-06
12.	17649 North Guild Avenue	049-080-19
13.	17822 North Guild Avenue	049-080-05
14.	18050 North Guild Avenue	049-080-33
15.	18151 North Guild Avenue	049-020-09
16.	18180 North Guild Avenue	049-020-32

**At present, the subject parcels lie outside the City of Lodi boundaries in San Joaquin County. In order to develop within the City, Robert Mondavi Inc. has applied for annexation to the City Lodi, and for a zoning change from I-G, General Industrial and AU-20, Agriculture Urban Reserve (County zoning), to M-2, Heavy Industrial, M-1, Light Industrial and FP, Floodplain. The proposed M-1 and M-2 zoning designations are consistent with the existing General Plan land use designations. The floodplain zoning shall be established by contour of the base flood elevations as surveyed by the Federal Emergency Management Agency (FEMA). Parcels 049-080-06 & 049-040-05, 27, & 28 are to be purchased by Robert Mondavi Inc. for the development of a warehouse, distribution, bottling and labeling facility for their winery business. The remaining parcels of the annexation will be available for development in compliance with the provisions of their zoning designation as established and regulated by the City of Lodi.**

ENVIRONMENTAL CHECKLIST FORM

1. Project title:  
North Guild Avenue Properties Annexation
2. Lead agency name and address:  
City of Lodi-Community Development Department  
Box 3006, Lodi, CA 95241
3. Contact person and phone number:  
Mark Meissner  
Associate Planner  
(209) 333-6711
4. Project location:  
San Joaquin County, CA.;  
Addresses and Parcel Numbers listed above in Project Description  
Lodi, CA 95240.
5. Project sponsor's name and address:  
Robert Mondavi Properties Inc.  
841 Latour Court  
Napa, CA 94558
6. General plan designation: LI & HI, Light & Heavy Industrial.
7. Zoning: I-G, General Industrial & AU-20 Agricultural Urban Reserve,  
(County Zoning).
8. Description of project: See "Project Description" section above.
9. Surrounding land uses and setting: The subject properties sit within San Joaquin County and are located on the east and west sides of North Guild Avenue. The properties are relatively flat with no unusual or extraordinary topographic features. To the north of the project site is the Mokelumne River and settling ponds for the Eastside Winery. To the south is the existing City Limits which runs along the north property lines of the light industrial zoned properties fronting Victor Road (State Hwy 12). To the west is the existing City Limits which runs along the east property lines of the heavy industrial zoned properties in the City fronting North Cluff Avenue and East Turner Road. To the east beyond the Central California Traction Company railroad right of way is vineyard/agricultural land in the County.

Parcels 049-020-09 and 049-080-32 contain a combined total of 15.29 acres and are currently used as settling ponds for the winery located on a portion of 049-080-33. Parcel 049-080-33 contains 19.56 acres and is improved with a 300,000 square-foot warehouse building and a few smaller buildings totalling around 64,000 square-feet. Parcel 049-080-78 contains 6.28 acres and is approximately 1/3<sup>rd</sup> vacant on the north end and the remainder is 2/3<sup>rd</sup>s vineyard. Parcels 049-080-05, 74, & 77 contain a combined total of 21.87 acres and are all unimproved dirt lots. Parcels 049-080-16 thru 19 are all 5 acres in size, relatively unimproved dirt lots, with a single family residence on 16, 18 & 19. Parcel 049-080-06 contains 15 acres, fronts on Guild Avenue on the west property line and

Lime Street on the north property line, has a single family residence and a couple of barns, and approximately 3 acres of orchard fronting Lime Street. The remainder of the parcel is unimproved. Parcel 049-080-28 contains 5 acres of cherry orchard, and fronts Lime Street on its north property line and the CCT right-of-way on its east property line. Parcel 049-040-27 contains 0.77 acres and has a single family residence. Parcel 049-040-28 contains 8.89 acres and is an unimproved dirt lot. Parcel 049-040-05 contains 15 acres with a 4 acre orchard fronting Guild Avenue. The remainder of the property is unimproved.

- 10 Other public agencies whose approval is required:  
San Joaquin County Local Agency Formation Commission (LAFCO)

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a ("Potentially Significant Impact" by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Transportation/Circulation         | <input checked="" type="checkbox"/> Public Services               |
| <input type="checkbox"/> Population and Housing           | <input type="checkbox"/> Biological Resources               | <input checked="" type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Geological Problems              | <input type="checkbox"/> Energy and Mineral Resources       | <input type="checkbox"/> Aesthetics                               |
| <input checked="" type="checkbox"/> Water                 | <input type="checkbox"/> Hazards                            | <input type="checkbox"/> Cultural Resources                       |
| <input type="checkbox"/> Air Quality                      | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Recreation                               |
|   | <input type="checkbox"/> Mandatory Findings of Significance |   |

ENVIRONMENTAL IMPACTS:

I. LAND USE AND PLANNING. *Would the proposed:*

	Potentially Significant Impact	Potentially Significant Unless mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with general plan designation or zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be incompatible with existing land use in the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

II POPULATION AND HOUSING. *Would the proposal:*

a) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace existing housing, especially affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. GEOLOGIC PROBLEMS. *Would the proposal result in or expose people to potential impacts involving:*

a) Fault rupture?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Seismic ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Seiche, tsunami, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Erosion, changes in topography or unstable soil conditions from excavation, grading or fill?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Subsidence of land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expansive soils?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Unique geologic or physical features?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. WATER. *Would the proposal result in:*  
*All "No" - Reference Source: See Project Description*

	Potentially Significant Impact	Potentially Significant Unless mitigation Incorporated	Less than Significant Impact	No Impact
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people or property to water related hazards such as flooding?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e) Changes in currents, or the course or direction of water movements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Change in the quantity of ground water, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavation or through substantial loss of ground water recharge capability?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Altered direction or rate of flow of groundwater?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Impacts to groundwater quality?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**V. AIR QUALITY.** *Would the proposal:*

*All "No" Reference Source: Appendix H, #25 & Environmental Setting, Sec. 3.3:*

a) Violate any air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose sensitive receptors to pollutants?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Alter air movement, moisture, or temperature, or cause any change in climate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VI. TRANSPORTATION/CIRCULATION.** *Would the proposal result in:*

*All "No" Reference Source: See Project Description*

a) Increased vehicle trips or traffic congestion?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Hazards to safety from design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d) Insufficient parking capacity onsite or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e) Hazards or barriers for pedestrians or bicyclists?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Rail, waterborne or air traffic impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VII. BIOLOGICAL RESOURCES.** *Would the proposal result in impacts to:*

	Potentially Significant Impact	Potentially Significant Unless mitigation Incorporated	Less than Significant Impact	No Impact
a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b) Locally designated species (e.g., heritage trees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d) Wetland habitat (e.g., marsh, riparian, and vernal pool)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e) Wildlife dispersal migration corridors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	-------------------------------------

VIII. ENERGY AND MINERAL RESOURCES. *Would the proposal:*

a) Conflict with adopted energy conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Use nonrenewable resources in a wasteful and inefficient manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX. HAZARDS. *Would the proposal involve:*

a) A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Possible interference with an emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The creation of any health hazard or potential health hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of people to existing sources of potential health hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Increased fire hazard in areas with flammable brush, grass, or trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X. NOISE. *Would the proposal result in:*

a) Increase in existing noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people to severe noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XI. PUBLIC SERVICES. *Would the proposed have an effect upon, or result in a need for new or altered government services in any of the following areas:*

a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other government services?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**XII. UTILITIES AND SERVICE SYSTEMS.** *Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:*

	Potentially Significant Impact	Potentially Significant Unless mitigation Incorporated	Less than Significant Impact	No Impact
a) Power or natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Local or regional water treatment or distribution facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Sewer or septic tanks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Solid waste disposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Local or regional water supplies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**XIII. AESTHETICS.** *Would the proposal:*

a) Affect a scenic vista or scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a demonstrable negative aesthetic effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Create light or glare?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XIV. CULTURAL RESOURCES.** *Would the proposal:*

a) Disturb paleontological resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Disturb archaeological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have the potential to cause a physical change which would affect unique ethnic cultural values?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XV. RECREATION.** *Would the proposal:*

a) Increase the demand for neighborhood or regional parks or other recreational facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect recreation opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## XVI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Potentially Significant Unless mitigation Incorporated	Less than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## XVII. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in earlier EIR or negative declaration. Section 15063(c)(3)(D).

Earlier analyses used.

June 1991. City of Lodi General Plan EIR. This area was identified in the Lodi General Plan and discussed in the Environmental Impact Report SCH# 9020206

a) Mitigation measures. See Attached Summary for discussion.

## SUMMARY OF POTENTIAL IMPACTS

An explanation of potentially significant impacts follows. Measures included in this summary shall be treated as mitigation where indicated.

### LAND USE AND PLANNING

I. a) The properties in question are currently designated as LI, Light Industrial and HI, Heavy Industrial. No change in General Plan designation is being requested. The zoning is currently a San Joaquin County zoning, having a designation of I-G, General Agriculture & AU-20, Agricultural Urban Reserve. The project will be Re-zoned to a designation of M-1 and M-2, corresponding to the General Plan designations of LI and HI. Action by the City Council to make the requested changes will mitigate any impacts due to conflicts to less than significant levels.

d) The subject properties taken together equal approximately 127.43 acres ranging in land use from a fully improved industrial project to a vacant dirt lot (see 9. Surrounding Land Uses and Setting. Page 4). Aside from the 4 properties that are planned for development as a warehouse, distribution, bottling and labeling facility for Robert Mondavi Inc., it is unknown at this time what will be built on the remaining properties, or when. It is however, certain that the land would at some point be converted to industrial uses.

Page 3-2 of the General Plan Policy Document identifies the conversion of agricultural land as an adverse impact of residential, commercial and industrial development. In order to mitigate the adverse impacts of converting farm land to urban uses, Chapter Three of the General Plan Policy Document specifies on page 3-4, among other things, that the City shall encourage the preservation of agricultural uses surrounding the city and to discourage any premature urbanization of farmland. Specific policies in the Conservation Element are aimed at delaying the loss of prime agricultural lands and facilitating their continued use, including,

1. Designating an open space greenbelt around the urbanized area of the City.
2. Support the continuation of agricultural uses on lands designated for urban uses until such time that urban development is imminent.
3. Allow the continuation of viable agricultural activities around the city.

Annexing the Mondavi properties will take roughly 127.43 acres of agricultural land out of production; however, its proximity to land within the City limits reduces its suitability for continued farming. Inappropriate and premature conversion of productive agricultural land would occur if "leap frog" development were taking place, involving development of land not adjacent to the existing City limits. Annexing and developing the subject property is in keeping with the General Plan policies stated above. Therefore, potential adverse impacts associated with the conversion of the subject property from agricultural to urban uses are mitigated to less than significant levels.

## **WATER**

IV. b) As stated in the project description of this document, the City of Lodi will be zoning the areas of the annexation found to be within the floodplain and floodway by the Federal Emergency Management Agency as FP, Floodplain District. The City's floodplain zoning designation, §17.51 of the Lodi Municipal Code, was originally established in cooperation with the National Flood Insurance Program.

The Mokelumne River floodplain boundary was defined as those areas of special flood hazard identified by the Federal Insurance Administration through a scientific and engineering report entitled "The Flood Insurance Study for the City of Lodi," dated April 1973. Revisions to the original maps were published, June 18, 1987.

The Health and Safety Element of the General Plan specifically identifies the potential flood hazards from the Mokelumne River, and has established a goal to prevent loss of lives, injury, and property damage and appropriate policies to meet that goal. One more notable policy from page 9-3 of the General Plan Policy Document states that "The City shall continue to participate in the National Flood Insurance Program and ensure that local regulations are in full compliance with standards adopted by FEMA."

Annexing the subject properties and establishing FP zoning appropriately is in keeping with the General Plan policies and therefore mitigates potential flood impacts to less than significant levels.

## **PUBLIC SERVICES**

XI. a), b) The change from County agricultural land to the eventually development of heavy and light industrial uses will generate the need for additional fire and/or police services. The City-wide Development Impact Mitigation Fee schedule was adopted to insure that new development generates sufficient revenue to maintain specified levels of service in town.

Page 9-5 of the General Plan Policy Document states that the City shall add personnel, equipment, or facilities necessary to maintain a minimum three (3) minute travel time for fire calls. Page 9-6 of the Policy Document goes on to state that the City shall also strive to maintain a staff ratio of 3.1 police officers per 1,000 population with response times averaging three (3) minutes for emergency calls and 40 minutes for non emergency calls. Impact fees are calculated on new development, such as this proposed new industrial, to generate enough revenue to preserve these service levels, thereby mitigating any potential adverse impacts on fire and/or police protection to less than significant levels.

## **UTILITIES AND SERVICE SYSTEMS**

XII. d) The General Plan EIR points out on page 10-2 that at the time the General Plan was prepared in 1989, there was a design treatment capacity of 6.2 MGD. A planned (and later completed) expansion increased capacity to 8.5 MGD in 1991. Assuming that residential growth was going to continue at the planned two (2) percent annual rate, and that flows would increase at a proportionate rate, the City's White Slough Water Pollution Control Facility (WSWPCF) has adequate capacity for the life of the 20 year plan. In fact, residential growth has not reached the two (2) percent mark since the plan was adopted. Over the last five (5) years, growth has not even approached two percent, but rather has averaged .9%. This being the case, there is estimated to be excess carrying capacity at the WSWPCF, enough to mitigate any impacts of the new light industrial use to less than significant levels.

e) The General Plan EIR, page 10-3 outlines the City's storm water collection, distribution, and disposal system. In Lodi, storm water is discharged to the Mokelumne River and the Woodbridge Irrigation District (WID) Canal. Due to the proximity of the project area to the Mokelumne River, the drainage will flow to the river. Storm runoff from the development of the project site will not impact the City's existing drainage basins which reduces impacts to less than significant.

f) Page 10-1 of the General Plan EIR explains that the water supply for the entire City is provided by a groundwater aquifer, tapped into by a system of interconnected City wells. According to Lodi standards, one water well shall be maintained per each 2,000 population. New wells are drilled as necessary to provide an adequate supply commensurate with growth. At the time the General Plan was drafted in 1987, water demand stood at 13.7 MGD. In 1991, it had grown to 14.1 MGD. According to estimates prepared in 1991, development provided for by the General Plan would

create demand for approximately 7.8 MGD of water, or 67 percent more than the current amount.

As stated previously in this Negative Declaration, due to the affect of the City's Growth Management Program, growth has not reached the levels anticipated in 1991, reducing the anticipated per capita consumption of water. In addition, increased water conservation efforts by the City beginning in 1995 have also reduced the per capita consumption of water to less than expected levels. Further augmenting the City's ability to meet demand, especially during peak periods, is a one million gallon storage tank located on Thurman Street, in the industrial district east of Highway 99. This tank can be filled during off peak periods and made available during periods of excessive usage. With 25 water wells currently in operation and another expected to come on line by the fall of 2000 there is estimated to be a sufficient supply of water.

Considering the aforementioned mitigating factors, any impacts on the water supply created as a result of the Mondavi Properties annexation/reorganization are reduced to less than significant levels.

DETERMINATION:

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE declaration will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets' if the effect is a "potentially significant impact" or "potentially significant unless mitigated."
- ☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project

Signature: \_\_\_\_\_

Date: 4-7-00

Printed Name: Mark Meissner

For: City of Lodi

**RESOLUTION NO. P.C. 00-\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI  
RECOMMENDING APPROVAL TO THE CITY COUNCIL FOR THE REQUEST OF  
ROBERT MONDAVI INC. FOR THE PREZONING OF PARCELS 049-040-05, 27, & 28, 049-  
080-06, 28, 16-19 FROM SAN JOAQUIN COUNTY AU-20 TO M-1; THE PREZONING OF  
PARCEL 049-080-74 FROM SAN JOAQUIN COUNTY I-G TO M-1; THE PREZONING OF  
PARCEL 049-080-05 FROM SAN JOAQUIN COUNTY AU-20 TO M-2; THE PREZONING  
OF PARCELS 049-080-33, 77, & 78 FROM SAN JOAQUIN COUNTY I-G TO M-2; THE  
PREZONING OF PARCELS 049-080-32 & 049-020-09 FROM SAN JOAQUIN COUNTY I-G  
TO FP; AND THE RECOMMENDATION THAT THE CITY COUNCIL CERTIFY  
NEGATIVE DECLARATION ND-00-01 AS ADEQUATE ENVIRONMENTAL  
DOCUMENTATION FOR THE PROJECT**

WHEREAS, the Planning Commission of the City of Lodi has heretofore held a duly  
noticed public hearing, as required by law, on the requested prezoning and negative declaration  
in accordance with the Government Code and Lodi Municipal Code Chapter 17.84,  
Amendments;

WHEREAS, the properties are located at Lime St. Next to RR Tracks, 049-080-28; No  
Site Address, 049-080-74; No Site Address, 049-080-77; No Site Address, 049-080-78;  
17429 North Guild Avenue, 049-080-16; 17446 North Guild Avenue, 049-040-05; 17536  
North Guild Avenue, 049-040-28; 17555 North Guild Avenue, 049-080-17; 17568 North  
Guild Avenue, 049-040-27; 17611 North Guild Avenue, 049-080-18; 17626 North Guild  
Avenue, 049-080-06; 17649 North Guild Avenue, 049-080-19; 17822 North Guild  
Avenue, 049-080-05; 18050 North Guild Avenue, 049-080-33; 18151 North Guild  
Avenue, 049-020-09; 18180 North Guild Avenue, 049-020-32;

WHEREAS, the project proponent is Robert Mondavi Inc., 841 Latour Court, Napa, CA  
94558;

WHEREAS, the properties have zoning designations (county) of I-G, General Industrial  
and AU-20, Agricultural Urban Reserve;

WHEREAS, all legal prerequisites to the approval of this request have occurred.

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the Planning  
Commission of the City of Lodi as follows:

1. Negative Declaration File No. ND-00-01 has been prepared in compliance with the  
California Environmental Quality Act of 1970, as amended, and the Guidelines provided  
thereunder. Further, the Commission has reviewed and considered the information contained  
in said Negative Declaration with respect to the project identified in this Resolution.
2. It is found that the area to be Prezoned includes parcels located at Lime St. Next to RR  
Tracks, 049-080-28; No Site Address, 049-080-74; No Site Address, 049-080-77; No Site  
Address, 049-080-78; 17429 North Guild Avenue, 049-080-16; 17446 North Guild Avenue,  
049-040-05; 17536 North Guild Avenue, 049-040-28; 17555 North Guild Avenue, 049-080-  
17; 17568 North Guild Avenue, 049-040-27; 17611 North Guild Avenue, 049-080-18; 17626  
North Guild Avenue, 049-080-06; 17649 North Guild Avenue, 049-080-19; 17822 North  
Guild Avenue, 049-080-05; 18050 North Guild Avenue, 049-080-33; 18151 North Guild  
Avenue, 049-020-09; 18180 North Guild Avenue, 049-020-32.

3. It is found that Rezoning this property is not in conflict with adopted plans or policies of the General Plan of the City and will serve sound Planning practice.
4. The Planning Commission of the City of Lodi hereby recommends approval of the Rezoning of the parcels located at Lime St. Next to RR Tracks, 049-080-28; No Site Address, 049-080-74; No Site Address, 049-080-77; No Site Address, 049-080-78; 17429 North Guild Avenue, 049-080-16; 17446 North Guild Avenue, 049-040-05; 17536 North Guild Avenue, 049-040-28; 17555 North Guild Avenue, 049-080-17; 17568 North Guild Avenue, 049-040-27; 17611 North Guild Avenue, 049-080-18; 17626 North Guild Avenue, 049-080-06; 17649 North Guild Avenue, 049-080-19; 17822 North Guild Avenue, 049-080-05; 18050 North Guild Avenue, 049-080-33; 18151 North Guild Avenue, 049-020-09; 18180 North Guild Avenue, 049-020-32 as described in the title of this resolution.

Dated: April 12, 2000

I hereby certify that Resolution No. 00-\_\_ was passed and adopted by the Planning Commission of the City of Lodi at a continued meeting held on April 12, 2000, by the following vote:

AYES: Commissioners:

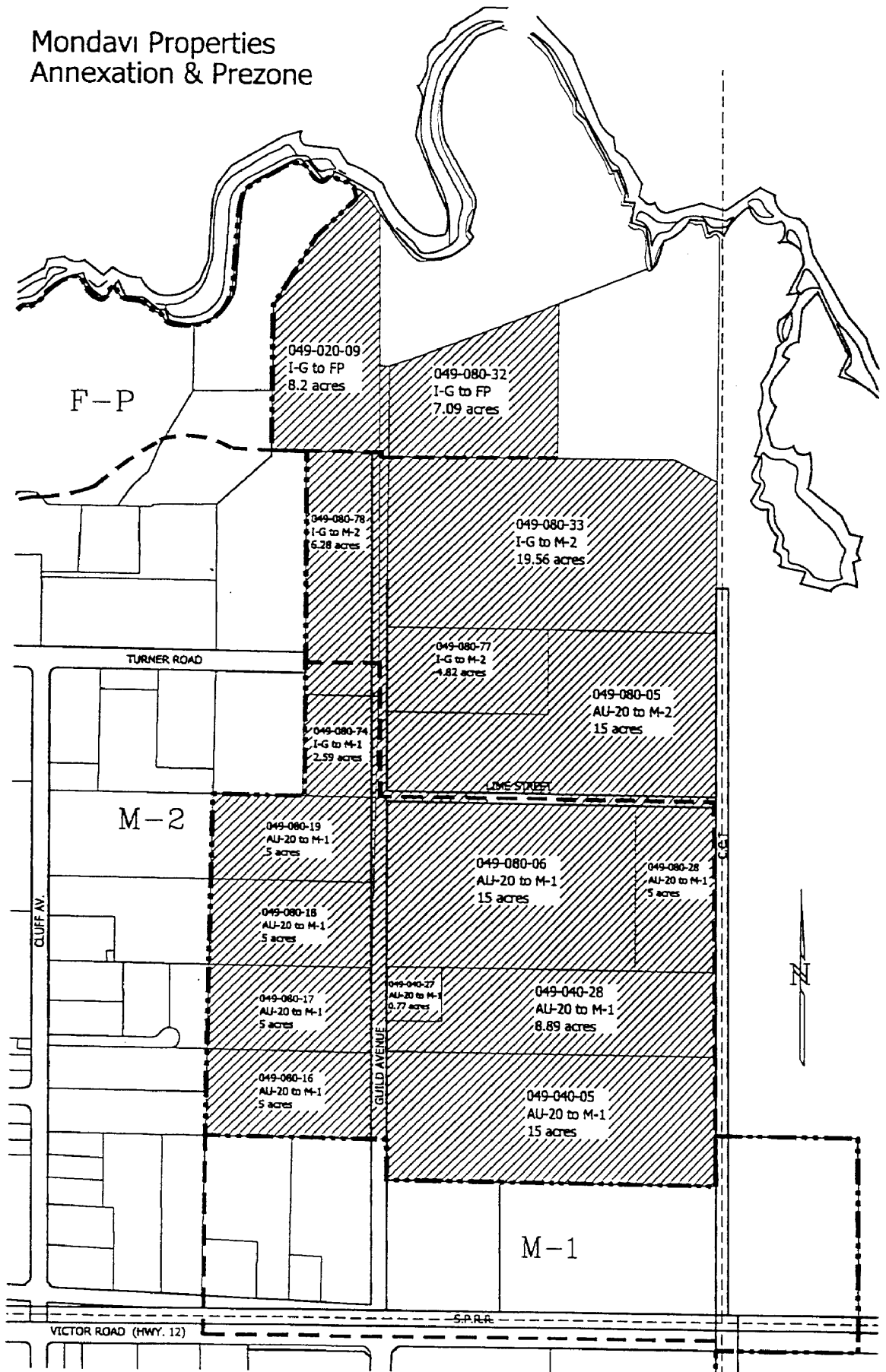
NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

ATTEST: \_\_\_\_\_  
Secretary, Planning Commission

# Mondavi Properties Annexation & Prezone





**CITY OF LODI**  
**Carnegie Forum**  
305 West Pine Street, Lodi

**NOTICE OF PUBLIC HEARING**

**Date: May 3, 2000**

**Time: 7:00 p.m.**

For information regarding this notice please contact:

**Jacqueline L. Taylor**  
**Interim City Clerk**  
**Telephone: (209) 333-6702**

**NOTICE OF PUBLIC HEARING**

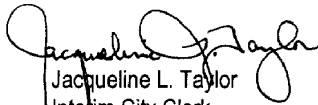
**NOTICE IS HEREBY GIVEN** that on **Wednesday, May 3, 2000** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) Set Public Hearing for May 3, 2000 to consider the Planning Commission's recommendation of approval to the City Council for the annexation and rezoning of parcels 049-040-05, 27, & 28, 049-080-06, 28, 16-19 from San Joaquin County AU-20 to M-1; the rezoning of parcel 049-080-74 from San Joaquin County I-G to M-1; the rezoning of parcel 049-080-05 from San Joaquin County AU-20 to M-2; the rezoning of parcels 049-080-33, 77, & 78 from San Joaquin County I-G to M-2; the rezoning of parcels 049-080-32 & 049-020-09 from San Joaquin County I-G to FP; and the recommendation that the City Council certify Negative Declaration ND-00-01 as adequate environmental documentation for the project

Information regarding this item may be obtained in the office of the Community Development Department Director, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.


If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

  
Jacqueline L. Taylor  
Interim City Clerk

**Dated: April 19, 2000**

Approved as to form:

  
Randall A. Hays  
City Attorney



## **DECLARATION OF MAILING**

**Set A Public Hearing For May 3, 2000 To Consider Planning Commission's  
Recommendation Of Approval For Annexation And Rezoning(Mondavi Properties,  
East Of Cluff Road, North Of Hwy 12/Victor Road)**

On April 20, 2000 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

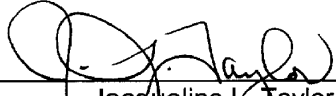
There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 20, 2000, at Lodi, California.

ORDERED BY:

**JACQUELINE L. TAYLOR  
INTERIM CITY CLERK**

  
\_\_\_\_\_  
Jacqueline L. Taylor  
Interim City Clerk

\_\_\_\_\_  
Jennifer M. Perrin  
Deputy City Clerk

# Mendocini Meeting List

WBR, Inc.  
P.O. Box 66001  
Stockton, CA 95206

Max & Joan Lee  
1225 Armstrong Road  
Lodi, CA 95240

Lodi Storage Associates  
2950 Buskirk Avenue, Suite 330  
Walnut Creek, CA 94596

Cal Waste  
P.O. Box 122283  
Ft. Worth, TX 76121-2283

Stockton Cellular Telephone  
5400 Carmon Point  
Kirkland, WA 98033

Theron Kettelman  
642 N. Cluff Avenue  
Lodi, CA 95240

James Boyd  
17429 N. Guild Avenue  
Lodi, CA 95240

Chester Leroy Ferdun  
650 Kite Hill Road  
Orinda, CA 94583

Robert Moreland  
17649 N. Guild Avenue  
Lodi, CA 95240

East Side Winery  
P.O. Box 440  
Lodi, CA 95241

Edward Atwood  
36 Pembroke Ct.  
Moraga, CA 94556-2619

John Zunino  
4240 E. Acampo Road  
Acampo, CA 95220-9501

William Mason  
911 W. Elm Street  
Lodi, CA 95240

John Taylor Fertilizers Co.  
P.O. Box 15289  
Sacramento, CA 95813

Vesta Mason  
17568 N. Guild Avenue  
Lodi, CA 95240

Dorothy Mettler  
17900 Cherry Road  
Lodi, CA 95240

Tetsuo Matsumoto  
1335 E. Lockeford Street  
Lodi, CA 95240

FV & DE McClaine  
1321 E. Lockeford St.  
Lodi, CA 95240

Calpine Containers  
140 Gregory Lane, Suite 180  
Pleasant Hill, CA 94523

Gary Guthrie  
P.O. Box 1240  
Lodi, CA 95241

Donald Ford  
P.O. Box 577  
Lockeford, CA 95237

Donald Ford  
639 E. Lockeford Street  
Lodi, CA 95240

William & Marian Johnson  
909 Tara Place  
Lodi, CA 95240

Alberta Sproul  
6655 Sproul Lane  
Colorado Springs, CO 80918

Robert Sanguinetti  
5221 E. Acampo  
Acampo, CA 95220

James Miller  
17519 N. Kennison Lane  
Lodi, CA 95240

Duane Bechthold  
17577 N. Kennison Lane  
Lodi, CA 95240

Henry Buchmiller  
17655 N. Kennison  
Lodi, CA 95240

Bradley Clasen  
17601 N. Kennison  
Lodi, CA 95240

Southern Pacific Railroad  
1700 Farnam Street, 10th Floor South  
Omaha, NE 68102-2010

Jorgen Sorenson  
17711 Kennison Lane  
Lodi, CA 95240

Jim Munro  
P.O. Box 864  
Lodi, CA 95241

East Side Winery  
6100 E. Hwy 12  
Lodi, CA 95240

ORDINANCE NO. 1691

AN ORDINANCE OF THE LODI CITY COUNCIL AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY PREZONING PARCELS LOCATED AT 049-040-05, 27, & 28, 049-080-06, 28, 16-19 from San Joaquin County AU-20 to M-1; the prezoning of parcel 049-080-74 from San Joaquin County I-G to M-1; the prezoning of parcel 049-080-05 from San Joaquin County AU-20 to M-2; the prezoning of parcels 049-080-33, 77, & 78 from San Joaquin County I-G to M-2; the prezoning of parcels 049-080-32 & 049-020-09 from San Joaquin County I-G to FP; and the recommendation that the City Council certify Negative Declaration ND-00-01 as adequate environmental documentation for the project.

=====

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

Section 1. The Official District Map of the City of Lodi adopted by Title 17 of the Lodi Municipal Code is hereby amended as follows:

The parcels listed below consist of 16 individual parcels totaling 127.43 acres which are hereby prezoned as shown below and on the Vicinity Map, on file in the office of the City Clerk:

1.)	Lime Street next to RR Tracks	049-080-28	S.J. Co. AU-20 to M-1
2.)	No Site Address	049-080-74	S.J. Co. I-G to M-1
3.)	No Site Address	049-080-77	S.J. Co. I-G to M-2
4.)	No Site Address	049-080-78	S.J. Co. I-G to M-2
5.)	17429 North Guild Avenue	049-080-16	S.J. Co. AU-20 to M-1
6.)	17446 North Guild Avenue	049-040-05	S.J. Co. AU-20 to M-1
7.)	17536 North Guild Avenue	049-040-28	S.J. Co. AU-20 to M-1
8.)	17555 North Guild Avenue	049-080-17	S.J. Co. AU-20 to M-1
9.)	17568 North Guild Avenue	049-040-27	S.J. Co. AU-20 to M-1
10.)	17611 North Guild Avenue	049-080-18	S.J. Co. AU-20 to M-1
11.)	17626 North Guild Avenue	049-080-06	S.J. Co. AU-20 to M-1
12.)	17649 North Guild Avenue	049-080-19	S.J. Co. AU-20 to M-1
13.)	17822 North Guild Avenue	049-080-05	S.J. Co. AU-20 to M-2
14.)	18050 North Guild Avenue	049-080-33	S.J. Co. I-G to M-2
15.)	18151 North Guild Avenue	049-020-09	S.J. Co. I-G to FP
16.)	18180 North Guild Avenue	049-020-32	S.J. Co. I-G to FP

Section 2. The alterations, changes, and amendments of said Official District Map of the City of Lodi herein set forth have been approved by the City Planning Commission and by the City Council of this City after public hearings held in conformance with provisions of Title 17 of the Lodi Municipal Code and the laws of the State of California applicable thereto.

Section 3 - No Mandatory Duty of Care. This ordinance is not intended to and shall not be construed or given effect in a manner which imposes upon the City, or any officer or employee thereof, a mandatory duty of care towards persons or property within the City or outside of the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 4 - Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this ordinance are severable. The City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

Section 5. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 6. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this \_\_\_\_ day of \_\_\_\_\_, 2000

\_\_\_\_\_  
STEPHEN J. MANN  
Mayor

Attest:

JACQUELINE L. TAYLOR  
Interim City Clerk

State of California  
County of San Joaquin, ss.

I, Jacqueline L. Taylor, Interim City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1691 was introduced at a regular meeting of the City Council of the City of Lodi held May 3, 2000 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held \_\_\_\_\_, 2000 by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS –

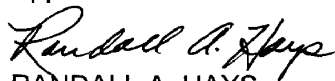
ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

I further certify that Ordinance No. 1691 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JACQUELINE L. TAYLOR  
Interim City Clerk

Approved as to Form:

  
RANDALL A. HAYS  
City Attorney

RESOLUTION NO. 2000-75

A RESOLUTION OF THE LODI CITY COUNCIL CERTIFYING  
THE NEGATIVE DECLARATION AS ADEQUATE  
ENVIRONMENTAL DOCUMENTATION FOR THE MONDAVI  
ANNEXATION/REORGANIZATION AND REZONE

=====

WHEREAS, public hearings were held by the Planning Commission and City Council on April 12, 2000 and May 3, 2000 respectively, on the following described Mondavi Annexation/Reorganization and Rezone:

a) Proposed Mondavi Annexation/Reorganization to the City of Lodi of an area comprising of 127.43 acres more or less adjacent to the City limits located at the northeast corner of Lodi bounded by the existing City boundary on the south and west, the Mokelumne River on the north, and the Central California Traction railroad right-of-way on the east and withdrawal of said 127.43 acres from the Mokelumne Rural County Fire Protection District, Northern San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District, located within the area to be annexed to the City of Lodi, Assessor Parcel Numbers as follows, and as described in Exhibit A attached hereto and incorporated herein by reference;

- |      |                               |                 |
|------|-------------------------------|-----------------|
| 1.)  | Lime Street next to RR Tracks | 049-080-28      |
| 2.)  | No Site Address               | 049-080-74      |
| 3.)  | No Site Address               | 049-080-77      |
| 4.)  | No Site Address               | 049-080-78      |
| 5.)  | 17429 North Guild Avenue      | 049-080-16      |
| 6.)  | 17446 North Guild Avenue      | 049-040-05      |
| 7.)  | 17536 North Guild Avenue      | 049-040-28      |
| 8.)  | 17555 North Guild Avenue      | 049-080-17      |
| 9.)  | 17568 North Guild Avenue      | 049-040-27      |
| 10.) | 17611 North Guild Avenue      | 049-080-18      |
| 11.) | 17626 North Guild Avenue      | 049-080-06      |
| 12.) | 17649 North Guild Avenue      | 049-080-19      |
| 13.) | 17822 North Guild Avenue      | 049-080-05      |
| 14.) | 18050 North Guild Avenue      | 049-080-33      |
| 15.) | 18151 North Guild Avenue      | 049-020-09      |
| 16.) | 18180 North Guild Avenue      | 049-080-32; and |

b) Rezone the area bounded by the existing City boundary on the south and west, the Mokelumne River on the north, and the Central California Traction railroad right-of-way on the east as follows:

	<u>Address</u>	<u>Parcel No.</u>	<u>Zoning Change</u>
1.)	Lime Street next to RR Tracks	049-080-28	S.J. Co. AU-20 to M-1
2.)	No Site Address	049-080-74	S.J. Co. I-G to M-1
3.)	No Site Address	049-080-77	S.J. Co. I-G to M-2
4.)	No Site Address	049-080-78	S.J. Co. I-G to M-2
5.)	17429 North Guild Avenue	049-080-16	S.J. Co. AU-20 to M-1
6.)	17446 North Guild Avenue	049-040-05	S.J. Co. AU-20 to M-1
7.)	17536 North Guild Avenue	049-040-28	S.J. Co. AU-20 to M-1
8.)	17555 North Guild Avenue	049-080-17	S.J. Co. AU-20 to M-1
9.)	17568 North Guild Avenue	049-040-27	S.J. Co. AU-20 to M-1
10.)	17611 North Guild Avenue	049-080-18	S.J. Co. AU-20 to M-1
11.)	17626 North Guild Avenue	049-080-06	S.J. Co. AU-20 to M-1
12.)	17649 North Guild Avenue	049-080-19	S.J. Co. AU-20 to M-1
13.)	17822 North Guild Avenue	049-080-05	S.J. Co. AU-20 to M-2
14.)	18050 North Guild Avenue	049-080-33	S.J. Co. I-G to M-2
15.)	18151 North Guild Avenue	049-020-09	S.J. Co. I-G to FP
16.)	18180 North Guild Avenue	049-080-32	S.J. Co. I-G to FP

WHEREAS, it is the Planning Commission recommendation that City Council approve their finding that the Negative Declaration is adequate environmental documentation; and

WHEREAS, the City Council has reviewed all documentation and hereby certifies the Negative Declaration as adequate environmental documentation for the above-mentioned Mondavi Annexation/Reorganization and Rezone.

Dated: May 3, 2000

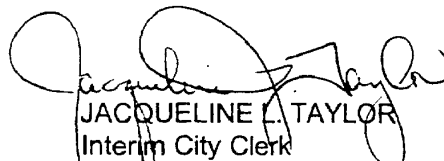
I hereby certify that Resolution No. 2000-75 was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 3, 2000, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Land, Nakanishi  
and Mann (Mayor)

NOES: COUNCIL MEMBERS - None

ABSENT: COUNCIL MEMBERS - None

ABSTAIN: COUNCIL MEMBERS - Pennino

  
JACQUELINE L. TAYLOR  
Interim City Clerk

2000-75

RESOLUTION NO. 2000-76

A RESOLUTION OF THE LODI CITY COUNCIL FOR APPLICATION TO  
THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION  
COMMISSION IN THE MATTER OF THE PROPOSED MONDAVI  
ANNEXATION/REORGANIZATION, INCLUDING THE DETACHMENT  
OF CERTAIN TERRITORY WITHIN THE AREA PROPOSED FOR  
ANNEXATION TO THE CITY OF LODI

=====

WHEREAS, this proposal is made pursuant to the Local Government Reorganization Act; and

WHEREAS, the nature of the proposed change of organization is the annexation to the City of Lodi of an area comprising of 127.43 acres more or less adjacent to the City limits located at the northeast corner of Lodi bounded by the existing City boundary on the south and west, the Mokelumne River on the north, and the Central California Traction railroad right-of-way on the east and withdrawal of said 127.43 acres from the Mokelumne Rural County Fire Protection District, Northern San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District, located within the area to be annexed to the City of Lodi, Assessor Parcel Numbers as follows, and as described in Exhibit A attached hereto and incorporated herein by reference;

- |      |                               |                 |
|------|-------------------------------|-----------------|
| 1.)  | Lime Street next to RR Tracks | 049-080-28      |
| 2.)  | No Site Address               | 049-080-74      |
| 3.)  | No Site Address               | 049-080-77      |
| 4.)  | No Site Address               | 049-080-78      |
| 5.)  | 17429 North Guild Avenue      | 049-080-16      |
| 6.)  | 17446 North Guild Avenue      | 049-040-05      |
| 7.)  | 17536 North Guild Avenue      | 049-040-28      |
| 8.)  | 17555 North Guild Avenue      | 049-080-17      |
| 9.)  | 17568 North Guild Avenue      | 049-040-27      |
| 10.) | 17611 North Guild Avenue      | 049-080-18      |
| 11.) | 17626 North Guild Avenue      | 049-080-06      |
| 12.) | 17649 North Guild Avenue      | 049-080-19      |
| 13.) | 17822 North Guild Avenue      | 049-080-05      |
| 14.) | 18050 North Guild Avenue      | 049-080-33      |
| 15.) | 18151 North Guild Avenue      | 049-020-09      |
| 16.) | 18180 North Guild Avenue      | 049-080-32; and |

WHEREAS, the subject area proposed to be annexed to the City of Lodi and detached from the Mokelumne Rural County Fire Protection District, Northern San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District, is uninhabited; and

WHEREAS, no new districts are proposed to be formed by this reorganization; and

WHEREAS, the reasons for this proposal are as follows:

- (1) The uninhabited subject area is within the urban confines of the City and will generate service needs substantially similar to that of other incorporated urban areas which require municipal government service;

(2) Annexation to the City of Lodi of the subject area will result in improved economics of scale in government operations while improving coordination in the delivery of planning services;

(3) The residents and taxpayers of the County of San Joaquin will benefit from the proposed reorganization as a result of savings to the County by reduction of County required services in unincorporated but urban oriented area;

(4) The subject area proposed to be annexed to the City of Lodi is geographically, socially, economically and politically part of the same urban area of which the City of Lodi is also a part;

(5) The subject area is within the Lodi Sphere of Influence; and

(6) Future inhabitants in the subject area will gain immediate response in regard to police and fire protection, unlimited City garbage and trash collection service, street lighting service, a modern sewer system, other municipal services, and improvement of property values.

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "Mondavi Annexation/Reorganization" which includes annexation of 127.43 acres more or less, and detachment from the Mokelumne Rural County Fire Protection District, Northern San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District as described in Exhibit A attached hereto. This is all subject to the aforementioned terms and conditions.

Dated: May 3, 2000

=====

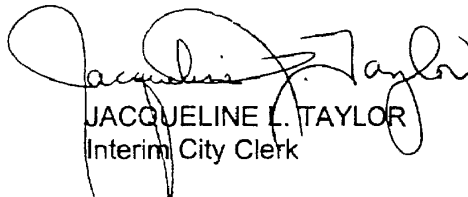
I hereby certify that Resolution No. 2000-76 was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 3, 2000 by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Land, Nakanishi,  
and Mann (Mayor)

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – Pennino

  
JACQUELINE L. TAYLOR  
Interim City Clerk